

Minutes of the Meeting
Dyersburg Planning Commission
August 10, 2006

The Dyersburg Municipal-Regional Planning Commission met in special session on Thursday, August 10, 2006 in the municipal courtroom at 10 a.m.

Members present: all members present

Staff present: Andre Temple and Gleyn Twilla

Chairman Eddie Burks called the meeting to order. The minutes of the July 13, 2006 meeting were approved as written.

Subdivision Regulations

The public hearing to consider amending the subdivision regulations was tabled until the next meeting due to the absence of City Engineer Kenneth Ladd who requested the amendment.

Street Right-of-Way Closing-Northgate Drive

Ms Debra Roberson represented Mr. Ed Daniels in his request to close the undeveloped street right-of-way for Northgate Drive on the north side of Northgate Cove up to the ditch serving as the southern boundary line for Market Place Subdivision.

Mr. Lee Hastings represented the developers for Market Place Subdivision and stated that they had no objection to the City abandoning the right-of-way.

The Commission on a motion by Mayor Revell and Commissioner Dudley recommended to the City Board that the undeveloped portion of the Northgate Drive right-of-way north of Northgate Cove be closed. Commissioner Hastings abstained.

Alley closing – 120 Tickle Street – West

On a motion by Commissioners Hastings and Pressler it was recommended to deny a request to close the north-south alleyway adjoining 120 Tickle Street West due to the objections of adjoining owner Bill Reed Jr.

Alley Closing – 108 Tickle Street East

On a motion by Commissioner Hastings and Mayor Revell, it was recommended to the City Board to close the north-south alley between 108/116 Tickle Street East.

Flood Hazard Ordinance

State Planner Andre Temple explained that the proposed flood Hazard Ordinance is the model ordinance required for adoption to comply with FEMA's minimum requirements to participate in the Flood Insurance program.

Chairman Burks requested that any new FEMA flood maps be available for local public comment prior to adoption.

The Flood Hazard Provisions of the Dyersburg Zoning Ordinance are to be replaced in their entirety on the Commission's recommendation to the City Board. The motion by Commissioner Pressler and Mayor Revell.

Annexation

Chairman Burks announced the appointment of a committee to review annexation recommendations and utility study by Powers-Hill Design. The Committee is composed of Mayor Bill Revell, Tony Dement and Eddie Burks.

Staff will assist in the data gathering.

The meeting adjourned at 10:30 a.m.

Gleyn T. Twilla
Director Development Services

John T. Pressler, Secretary

